

TOWN OF BIG FLATS
PLANNING BOARD
MEETING MINUTES
MARCH 10, 2015

6:30pm
Town Hall
Meeting Room

Members Present: Lance Muir, Carl Masler, Angela Piersimoni, Scott Esty

Members Absent: Dave Seely, Bob Byland, Jim Ormiston

Staff Present: Tim Gilbert, Brenda Belmonte

Guests: William Shangraw, Brian Faulkner, Karl Schwesinger, James Gensel, Marc Monichetti

Minutes

February 3, 2015

Motion by Muir, seconded by Esty, to table the minutes of February 3, 2015, Discussion, None, Motion Carries 4-0.

**Resolution P-2015-7
Simmons Rockwell Colonial Drive
Final Site Plan Amendment
Tax Parcel 58.01-2-35.11**

Resolution by: Esty
Seconded by: Masler

WHEREAS, the applicant proposes an 8000sf. Building in the (rear Northeast parking area) to the existing dealership at 224 Colonial Drive. The building is to be used for record storage and dealership car re-conditioning; and

WHEREAS, the proposed action is an Unlisted action pursuant to SEQR 6 NYCRR Part 617 and the Big Flats Planning Board's review as lead agency; and

WHEREAS, the Planning Board of the Town of Big Flats determined February 5, 2015 that pursuant to the provisions of **SEQR 6 NYCRR Part 617**, the proposed Unlisted action would not have a significant effect on the environment and that preparation of an Environmental Impact Statement was not required, and declared a Negative Declaration; and

WHEREAS, the Planning Board considered the structure to be part of the principal use due to the nature of a vehicle sales lot; and

WHEREAS, the Planning Board did consider the professional opinion of the third party review by Southern Tier Central Regional Planning which agreed that such decision should be considered thru site plan approval only;

NOW THEREFORE BE IT RESOLVED, that upon full consideration of the above, the Planning Board of the Town of Big Flats hereby accepts this Site Plan Amendment as FINAL with the following conditions:

PRIOR TO ISSUANCE OF A BUILDING PERMIT

The following conditions shall be completed by the applicant prior to the authorized issuance by the Building Inspector of a Building Permit:

1. Authorized issuance of a Building Permit by the Building Inspector shall be fully based on, and in accordance with this Resolution of Approval and the *final* Plans *signed* by the Planning Board Chair or Planning Director. Any alteration or deviation from the *signed final* Plans shall require the prior review and approval by the Planning Board of the Town of Big Flats. The Building Inspector shall include reference to the *final* Plans and this Resolution of Approval on any issued Building Permit.
2. Prior to any Building Permit being issued by the Building Inspector a complete utility plan shall be submitted to the and approved by the Town of Big Flats Department of Public Works and Chemung County Sewer District.
3. No activity within regulated wetlands, watercourses and associated 100-foot buffer areas is permitted or authorized by this Resolution; no wetland activity permit has been granted in conjunction with this Site Plan Approval and no structures shall be placed upon and no use of the areas designated as wetlands, watercourses or associated regulated 100-foot buffer areas, as may be amended from time to time, shall be permitted.

CARRIED: AYES: Esty, Piersimoni, Muir, Masler
NAYS:

Dated: Tuesday, March 10, 2015
BIG FLATS, NEW YORK

By order of the Planning Board of the Town of Big Flats
Lance Muir
Chairman, Planning Board

RESOLUTION P-2015-8
Shangraw Preliminary Subdivision
Tax Parcel 67.03-3-31

Resolution by: Piersimoni
Seconded by: Esty

WHEREAS, this Board has received an application for subdivision review on February 12, 2015; and

WHEREAS, this Board, as per Town of Big Flats Code 16.08.030(D), has determined the preliminary plat to be complete; and

WHEREAS, this Board hereby authorizes the Code and Planning to schedule a Public Hearing on Preliminary Plan for April 7, 2015, at the request of the applicant; and

WHEREAS, the proposed action is an Unlisted action pursuant to SEQR 6 NYCRR Part 617 and the Big Flats Planning Board's uncoordinated review as lead agency; and

WHEREAS, the Planning Board has considered the Short Environmental Assessment Form and other materials submitted by the applicant in support of the proposed action, has considered the comments of its staff report dated, February 23, 2015 made via written memoranda to the Planning Board (which memoranda are incorporated herein by reference) and verbal commentary during the Planning Board's meetings pertaining to the review and evaluation of the proposed action;

NOW THEREFORE BE IT RESOLVED, that the Planning Board of the Town of Big Flats hereby determines, pursuant to the provisions of SEQR 6 NYCRR Part 617, that the proposed Unlisted action will not have a significant effect on the environment and that preparation of an Environmental Impact Statement will not be required, thereby issuing a Negative Declaration.

CARRIED: AYES: Muir, Esty, Masler, Piersimoni

NAYS: None

Dated: Tuesday, March 10, 2015

BIG FLATS, NEW YORK

By order of the Planning Board of the Town of Big Flats

Lance Muir

Chairman, Planning Board

RESOLUTION P-2015-9

Elmira Fitness Center Preliminary Site Plan

Tax Parcel 57.03-2-4

Resolution by: Esty

Seconded by: Masler

WHEREAS, the Town of Big Flats Planning Board received an application for site plan approval on January 16, 2015; and,

WHEREAS, the Town of Big Flats Zoning Law permits Fitness Club with site plan approval; and,

WHEREAS, the Town of Big Flats Planning Board required the applicant to meet all permitting/requirements from the Town of Big Flats Water Department/DPW, Chemung County DPW and Chemung County Airport/ FAA; and,

WHEREAS, this board hereby declares itself as lead agency and forwarded to the Chemung County planning board, pursuant to the provisions of SEQR 6 NYCRR Part 617, that the proposed Unlisted action will not have a significant effect on the environment and that preparation of an Environmental Impact Statement will not be required; and

NOW THEREFORE BE IT RESOLVED, the Town of Big Flats Planning Board accepts the Site Plan submitted February 13, 2015 as a preliminary plan,

FURTHER RESOLVED, the Town of Big Flats will send this project to the Chemung County Planning Board, Chemung County Highway Department

CARRIED: AYES: **Esty, Piersimoni, Muir, Masler**

NAYS:

Dated: Tuesday, March 10, 2015
BIG FLATS, NEW YORK

By order of the Planning Board of the Town of Big Flats
Lance Muir
Chairman, Planning Board

Esty asked what the approximate timetable was.

Gensel explained that it would depend on the stormwater approval and expressed his concerns with the timeframe in which those approvals have been given.

Piersimoni questioned the plan having only one front driveway and door.

Monichetti said a drop off point is being considered and crowding should not be a problem since the entrance opens into a large common area.

Motion to adjourn at 7:25pm by Muir, seconded by Esty, Dicussion, None, Motion Carries 4-0.

Adjourned at 7:26pm

CONCEPT SITE PLAN

Schwesinger said the applicant would like to begin this summer, with a projected opening date of June 2016. Construction will be phased – the initial building to be approximately 45000sf. Future plans include subdividing to build a home at the rear of the property. Discussions with the stormwater coalition are ongoing. FAA approval will also be necessary.

Masler asked about the proposed 50ft access easement.

Schwesinger said the easement will most likely end up being a driveway access once the mineral and gas rights are determined.

The preliminary proposal will be presented at the March 3, 2015 meeting.

Motion by Byland, seconded by Muir, to adjourn at 7:26pm, Discussion, None, Motion Carries 7-0.

Meeting adjourned at 7:27pm